





Smithy Cottage Crew Green, Shrewsbury, SY5 9AT
Offers In The Region Of £325,000

A delightful two bedroom detached period property situated within the popular village of Crew Green, near Shrewsbury. The property retains a wealth of character and charm throughout, with attractive exposed beams, exposed brickwork and statement feature fireplaces.

The accommodation briefly comprises a living room with feature fireplace, kitchen/breakfast room fitted with a range cooker, hallway leading to a further living/dining room also with a feature fireplace, sunroom and downstairs WC. To the first floor are two bedrooms and a bathroom.

Externally, the property benefits from a gravelled driveway providing off-road parking for several vehicles, together with a delightful enclosed rear garden, predominantly laid to lawn with a paved patio area and mature hedging.



Crew Green is a picturesque village situated on the border of Shropshire and Powys, enjoying a peaceful rural setting surrounded by attractive countryside. The village offers an appealing balance of rural living whilst remaining conveniently positioned for access to a range of nearby towns and local amenities. The county town of Shrewsbury is approximately a 15-minute drive away, providing an extensive range of shopping, leisure, recreational and educational facilities, together with a variety of independent shops, cafés, restaurants and historic attractions. The market towns of Oswestry and Welshpool are also within easy reach, offering further amenities and services.

The surrounding area is ideal for those who enjoy outdoor pursuits, with an abundance of countryside walks, scenic rural lanes and opportunities to explore the beautiful landscapes of the Shropshire and Welsh borders. The location is well suited to those seeking a quieter pace of life whilst retaining convenient access to everyday amenities and the wider surrounding area.

Living Room

Featuring wood-effect flooring and an attractive fireplace with a wood-burning stove, complemented by a brick surround and hearth.

Kitchen/ Breakfast Room

Fitted with a range of contemporary base units, wood-effect worktops incorporating a Belfast-style sink, a range cooker and space for a fridge/freezer. The kitchen is further complemented by exposed ceiling beams and attractive quarry tiled flooring.

Hallway

Fitted with wood-effect flooring, with a cupboard providing space and plumbing for the washing machine and tumble dryer, alongside an additional storage cupboard.

Downstairs WC

Fitted with a low level flush wc, wash hand basin with tiled surround and quarry tiled flooring.

Living/ Dining Room

Featuring wood-effect flooring, a characterful fireplace with a wood-burning stove, brick surround, hearth and wooden mantel beam, complemented by exposed ceiling beams.

Sunroom

Featuring quarry tiled flooring, a skylight window allowing plenty of natural light to flood the space, and a uPVC door providing access to the rear garden.

Stairs rise to first floor landing.

Bedroom

With wood effect flooring.

Bedroom

With fitted carpets and exposed beam.

Bathroom

Fitted with a white suite comprising a panelled bath with taps and shower attachment, separate shower cubicle, low-level WC and wash hand basin. The room is further complemented by vinyl flooring and an exposed ceiling beam.

Outside

The property is approached via a gravelled driveway providing off-road parking for several vehicles. A wooden pedestrian gate gives access to the rear garden, which is predominantly laid to lawn with a paved patio area. The rear garden is enclosed by fencing and hedging.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, drainage and water services are connected. We are advised that there is LPG gas at the property. We understand the Broadband Download Speed is: Basic 26 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Powys Council

Council Tax Band: F

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.